

ISSUES, VISION STATEMENT, AND GOALS

Issues

Maintaining the rural character of the community is a primary concern for local residents. This desire, however, may be in conflict with the area's built-out development potential, as well as the recommendations of the *Eastern Baltimore County Revitalization Strategy*. Much of the land in the study area has industrial zoning. The *Revitalization Strategy* views these manufacturing zones as 'opportunity areas.' The goal for land with such designation is to "retain, expand, and attract businesses that bring new wealth into an area....". Uses that generate jobs are generally not rural in nature.

The same is true as far as the undeveloped sites with residential zoning are concerned. The zoning within the Urban Rural Demarcation Line (URDL) allows for suburban development. Maintaining the rural character under such preconditions is difficult, if not impossible. As far as additional new residential subdivisions are concerned, advisory group members do not consider such development a problem as long as the housing type consists of detached single family dwellings and is restricted to areas within the URDL. Residents are, however, concerned about townhouse development coming into the area. They fear that townhouses that are poorly designed and constructed could eventually turn into rental properties.

A significant portion of the land in the study area has RC 3 zoning. These sites are outside the URDL and retention of the rural character there is feasible. To support this goal, advisory group members wish that the Rural Conservation zoning classifications (mostly RC 3), be retained in the areas outside the URDL.

Most residents perceive excessive traffic, traffic safety, and inadequate roads as the primary problems in the study area. The difficulties stem in part from the fact that roads are used by "outsiders" and "truckers" for through traffic. Additionally, the excessive speed with which some motorists drive, poses a safety hazard. Congestion and safety problems are made worse because Ebenezer Road, Bird River Road and Earls Road are narrow, two-lane country roads without shoulders or curbs. A contributing factor to the traffic issue is the structural deficiency of the bridge on Earls Road. Vehicles exceeding a weight of ten tons cannot use the bridge, causing the trucks transporting sand and gravel from the Genstar mining operation to use

Ebenezer Road. Additionally, runoff and drainage problems along Ebenezer and Bird River Road lead to slippery road conditions which exacerbate traffic safety.

Protection of the environment, especially the Windlass Run and its stream buffer areas and wetlands, is of concern to some residents. They fear that the development of properties within the study area will have a negative impact on the region's ecosystem.

The lack of recreational facilities is also an issue that concerns many residents. With additional growth, this problem is likely to get worse.

Lastly, some advisory group members are offended with the run-down appearance of some of the businesses. The junk yard on Earls Road and the adult bar on Earls Road have been specifically mentioned as detracting from the area's image. Also mentioned was the abandoned building on the Vincent Farm School site. Inoperable vehicles and equipment on the private properties of some residents are likewise perceived as having a negative impact on appearance.

Vision Statement

This plan embodies the wish of the Windlass Run and Gambrill Vincent Farm communities to support controlled growth within the Urban Rural Demarcation Line. Outside the URDL, zoning classifications that support agricultural production and maintain the rural character, should be retained. The natural environment, especially the stream buffer areas and wetlands along Windlass Run, should be protected to the greatest extent possible.

Community Goals

1. To maintain the rural character of the areas outside the URDL.
2. To allow for development of single family detached homes, but to limit large residential subdivisions to areas within the URDL.
3. To avert additional townhouse developments in the community.
4. To support the Eastern Revitalization Strategy.
5. To upgrade the existing road network.
6. To provide additional opportunities for active and passive recreation.
7. To use the Office of Code Inspections and Enforcement to correct the zoning violations in the area.